



Heartland Ag
Group Ltd.

Farmland For Sale

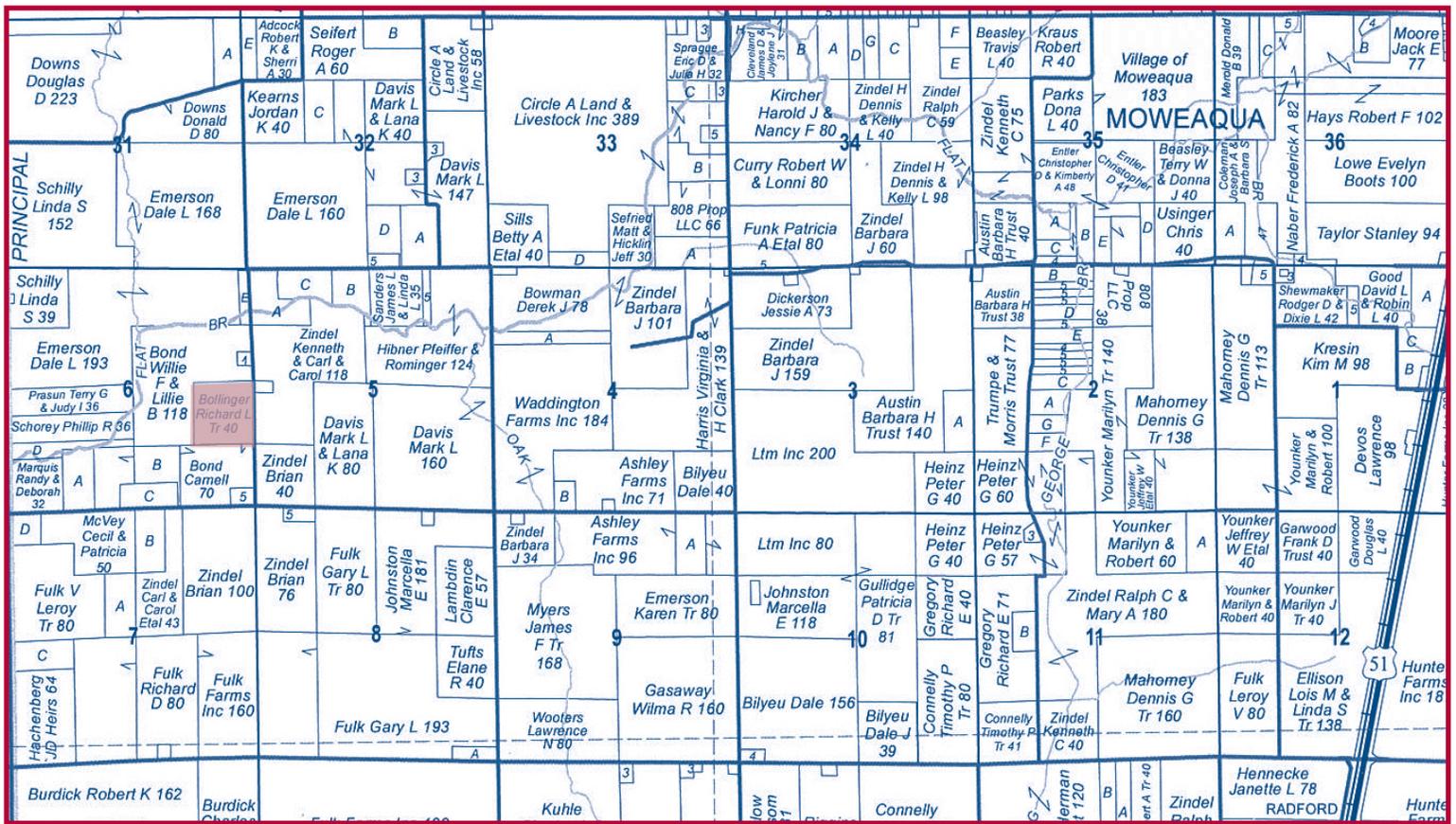


Robert D. Lourash Trust Farm

41.40 Acres – Top Quality Farmland

**Prairieon Township
Christian County, Illinois**

The Robert D. Lourash Trust farmland is located 3 1/2 miles southwest of Moweaqua, Illinois. The soils include Camden and Kendall with a productivity index of 123.1. Details on the farm are in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the property.



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▼ Location

The Robert D. Lourash Trust farm is located 3 1/2 miles southwest of Moweaqua, Illinois. Access is provided by a township road which forms the east boundary of the property. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Robert D. Lourash Trust farmland:

Parcel ID # 12-15-06-400-002-00 (41.40 acres)

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 6, Township Thirteen North (T13N), Range One East (R1E) of the 3rd Principal Meridian, Prairieton Township, Christian County, Illinois.

▼ Farm Operator and Lease

The lease for 2019 is open - - the purchaser has the full farming rights to this tract of land. Richard Tilton and Troy Tilton have farmed this land for the Robert D. Lourash Trust. They do an excellent job of farming and would like to continue their farming operation for the new owners.

▼ Tax Information

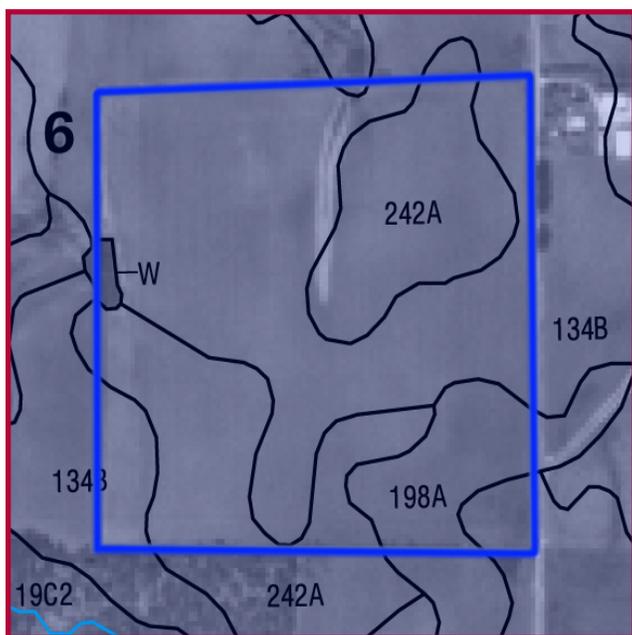
The Christian County Treasurer has provided the following real estate tax information on the Robert D. Lourash Trust farmland:

Parcel ID #	Acres	2017 Assessed Value	2017 Taxes Payable in 2018	Rate Per Acre
12-15-06-400-002-00	41.40	\$10,903.00	\$847.56	\$20.47



Aerial photograph was provided by the AgriData, Inc.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Robert D. Lourash Trust farmland (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

Soil #	Soil Type	Acres	% of Productivity		Productivity Index (1156)
			Farm	Index (811)	
134	Camden silt loam	21.26	53.7%	117.8	118.8
242	Kendall silt loam	13.59	34.3%	125.0	130.0
198	Elburn silt loam	3.80	9.6%	143.0	155.0
46	Herrick silt loam	0.96	2.4%	133.0	140.0
Weighted Averages		39.61	100%	123.1	126.6
Non-tillable		1.79			
Total		41.40			

▼ FSA Data

The following information was provided by the Christian County Farm Service Agency (FSA) office in Taylorville, Illinois:

Farm No:	9141
Tract No:	5368
Tillable Acres	39.61
Corn Base Acres	19.90
Direct Payment Corn Yield	132
Counter-cyclical Payment Corn Yield	146
Soybean Base Acres	19.70
Direct Payment Soybean Yield	41
Counter-cyclical Payment Soybean Yield	49

▼ Title Insurance

The seller shall provide a title insurance policy in the amount of the purchase price for this tract of land. A preliminary title commitment will be furnished upon request. Please give us a call.

▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Robert D. Lourash Trust farmland. Heartland Ag Group Ltd. will make copies of that contract available at your request. A 10% down payment is required upon signing the contract. The balance will be due in 30 days.

The Robert D. Lourash Trust is represented as follows:

Attorney:	Trustee:
Nancy Handegan	Dennis G. Mahorney
100 S. Water St., Suite 102	#82 N. Country Club Rd.
Decatur, IL 62526	Decatur, IL 62521
Phone: (217) 422-2420	Phone: (217) 428-8144

▼ Disclaimer

Although the information contained in this brochure is considered to be accurate, no representation or warranties to that effect are being made. This information is subject to verification and no liability for errors or omissions is assumed.

All buyers are invited to make an inspection of the property after calling Heartland Ag Group Ltd. for an appointment.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Robert D. Lourash Trust farmland for sale as follows:

41.40 acres @ \$8,750 per acre = \$362,250 in total

▼ Real Estate Broker

Real Estate Broker Heartland Ag Group Ltd. is pleased to offer this property to you. You may contact us as follows:

Dale E. Aupperle, AFM, ARA
President - Heartland Ag Group Ltd.
 1401 Koester Drive
 Forsyth, IL 62535
 Office: (217) 876-7700
 Fax: (217) 876-7724
 E-mail: dale@heartlandaggroup.com
 Web: www.heartlandaggroup.com



Heartland Ag Group Ltd.
1401 Koester Drive
Forsyth, IL 62535



Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ Rural Appraisal

Jeremy L. Crouch, is a State Certified General Appraiser with experience in farmland valuations ranging from estate appraisals to complex land divisions.

▼ Farm Management

Our team provides detailed farm management services to those who own farmland but do not operate it. Commodity marketing and soil conservation are two areas of specialization.



Dale E. Aupperle
President



Ryan E. Aupperle
Farm Manager



Jeremy L. Crouch
Rural Appraiser



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- Call today for a copy of Heartland Ag Group's real estate newsletter the *Farmland Barometer*. -